

Message Text

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ACTION EA-09

INFO OCT-01 ISO-00 SS-15 FBO-02 A-01 /028 W

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R 300859Z JAN 76

FM USLO PEKING

TO SECSTATE WASHDC 5097

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STADIS////////////////////////////////

EA/PRCM FOR ARMSTRONG AND THAYER

EA/EX FOR CHAMPAGNE

E.O. 11652: N/A

TAGS: ABLD CH

SUBJECT: USLO SPACE NEEDS

REF: STATE 021459

1. LIU SAN-JIANG OF DSB GAVE FOLLOWING REASONS WHY COURTYARD ADDITIONAL TO CHANCERY NOT FEASIBLE. "IT WOULD DESTROY THE OVERALL HARMONY OF THE COMPOUND, WOULD PRESENT DIFFICULT NATURAL LIGHTING PROBLEMS FOR ADJACENT STRUCTURES AND WOULD BE DIFFICULT TO BUILD BECAUSE OF THE TIGHT, ENCLOSED SPACE."

2. WE ASKED ON JANUARY 29 FOR ANOTHER APPOINTMENT TO DISCUSS ITEMS BROUGHT UP IN REFTEL. DSB COULD NOT WORK US IN BEFORE THE 4-DAY SPRING FESTIVAL PERIOD ENDING FEBRUARY 3, SO WE HAVE REQUESTED A MEETING FOR FEBRUARY 4.

3. ON JANUARY 30, THREE DSB REPRESENTATIVES CAME TO INSPECT THE PREMISES AND DISUCSS IDEAS OF THE NORTHEAST CORNER CONSTRUCTION WHICH THEY PROPOSE TO REPORT BACK TO THE DSB FOR CLEARANCES WITH THEIR

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ENGINEERS AND ARCHITECTS. THEY ALSO LOOKED INTO THE

FEASIBILITY OF MOVING WHAT APPEAR TO BE WEIGHT-BEARING WALLS IN THE PRESENT ECON SECTION IN ORDER TO MAKE TWO EXTRA OFFICES WITHIN THAT SUITE. (FYI: THIS DOES NOT NOW SEEM VERY PRACTICAL AND WOULD INVOLVE DIFFICULT CONSTRUCTION INCONVENIENCE.)

4. PERHAPS A MORE CONVENIENT SOLUTION WOULD BE TO BUILD A 2-STORY BUILDING RUNNING ALONG THE NORTH AND NORTHEAST BOUNDARIES OF THE COURTYARD (THE 3-STORY IDEA MAY NOT BE ACCEPTED BY THE ARCHITECTS AND MUNICIPAL PLANNING PEOPLE, SINCE IT WOULD BE HIGHER THAN THE RESIDENCE AND THE MAIN BUILDING AND WOULD OVERLOOK THE ROOF OF THE EXISTING CHANCERY).

5. THE DSB SAID IT WOULD BE MUCH CHEAPER TO CONSTRUCT A NEW BUILDING RATHER THAN TEAR DOWN THE PRESENT GARAGE COMPLEX TO MAKE ROOM FOR A 2-STORY REPLACEMENT. A THIRD FLOOR ON THE EXISTING CHANCERY WAS RULED OUT BY THE VISITING TEAM.

6. SHOULD THE NEW BUILDING DESCRIBED IN PARA 1 MATERIALIZE AFTER APPROVAL OF THE DSB ENGINEERS AND ARCHITECTS, USLO AND THE DEPARTMENT, THE RESULTING SPACE SHOULD TAKE CARE OF OUR SHORT-TERM REQUIREMENTS. DETAILS OF FINANCING COULD BE DISCUSSED AFTER COST ESTIMATES ARE SUBMITTED. WE HOPE TO CONVINCE THE DSB TO AMORTIZETHE ADDITIONAL COSTS BY INCREASING OUR RENT RATHERN THAN CHARGING US FOR THE CONSTRUCTION.

7. SECURITY IN THE PROPOSED STRUCTURES SHOULD POST NO PROBLEM SINCE IT WOULD NOT HOUSE SUBSTANTIVE OFFICERS. PROTECTION WOULD BE THROUGH EXTENDING PRESENT ALARM SYSTEM, PROVIDING APPROPRIATE SAFES WHERE NEEDED, AND INCLUDING SAID PREMISES ON RSO SECURITY CHECK TOURS. THOMAS

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Message Attributes

Automatic Decaptioning: Z
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 30 JAN 1976
Decaption Date: 28 MAY 2004
Decaption Note: 25 YEAR REVIEW
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: morefirh
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976PEKING00185
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760035-1210
From: PEKING
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t1976015/aaaaadgm.tel
Line Count: 97
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION EA
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: STADIS
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: STADIS
Reference: 76 STATE 21459
Review Action: RELEASED, APPROVED
Review Authority: morefirh
Review Comment: n/a
Review Content Flags:
Review Date: 21 MAY 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <21 MAY 2004 by ShawDG>; APPROVED <27 MAY 2004 by morefirh>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: USLO SPACE NEEDS
TAGS: ABLD, CH
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006